



**DEPARTMENT OF
OPERATIONS**

Claire Booth
Bury Council Planning Department

Date 24th April 2024
Reference CL1083.240424.1

Dear Claire,

Manchester Maccabi Community and Sports Club, Bury Old Road, Prestwich, Manchester, M25 0EG, Planning Application: 70619 – Contaminated Land

I write regarding the above planning application. The Environment Section has received a copy of the following report:

- Preliminary Risk Assessment, Groundtech Consulting Limited, reference GRO-24036-5024 dated 29th February 2024

The Environment Section has reviewed the above information in order to assess the following points:

1. [The adequacy of the desk study information available for this site.](#)
2. [Whether the information submitted is sufficient to determine that the site presents a low risk to human health and the environment.](#)
3. [If pre-commencement or pre-occupation planning conditions are required.](#)

The site is currently occupied by the Manchester Maccabi Community and Sports Club which was built in the early 2000s and includes a two-storey club building, two artificial football pitches and woodland. The surrounding area is predominantly residential and has been since the first available mapping. Previous land uses at the site have included residential house and garden and a Corporation Yard. The site does not lie within 250 metres of any registered landfill sites and is not in close proximity to any major surface watercourse. Geology comprises the Manchester Marls Formation Secondary B aquifer for most of the site with the Chester Sandstone Formation Devensian Glaciofluvial sheet deposits (Principal Aquifer) present to the extreme south of the site, overlain by Devensian Glaciofluvial sheet deposits. The site is situated in an area where an estimated less than 1% of homes exceed the Radon Action Level, as such, radon precaution measures are required.

It is understood that the proposed development comprises the erection of 4 no, covered padel courts, 1 no, pickleball court; ancillary pavillion; revised car parking layout and installation of a cycling store.



1. The adequacy of the desk study information available for this site

The report includes a description of the site including its past historical uses. An appraisal of the site environmental setting is presented including its geology, hydrogeology and hydrological regime, mining, waste management issues, and identification of additional environmental sources, pathways and receptors. This information has been used to compile a clear site conceptual model, which identifies potential sources, pathways and receptors and likely pollution linkages.

The desk study information appears to be **adequate**.

The preliminary risk assessment has concluded that there is a moderate to low risk to human health and the environment from soil contamination and ground gas at the site. A main investigation is recommended, and a scope of works is presented in the report. This is a combined geo-environmental and geotechnical investigation which appears proportionate to the proposed end use.

2. Whether the information submitted is sufficient to determine that the site presents a low risk to human health and the environment

In order for this Section to be satisfied that this development does not pose a risk to human health or the environment, the following information needs to be submitted to the Council for approval:

- (i) A site investigation and risk assessment report.
- (ii) A detailed remediation strategy and validation plan should remedial actions be warranted.
- (iii) A materials management plan, if the [CL:AIRE Definition of Waste Code of Practice](#) is to be used.
- (iv) After completion of site works, a verification report is required to validate that any works undertaken conforms to the remediation proposals received and agreed by this Section.

3. If pre-commencement or pre-occupation planning conditions are required

If planning permission is granted, the above information will be required by condition.

In line with the National Planning Policy Framework, there is the potential for contamination on this site, therefore, we recommend that the following contaminated land conditions are placed on any grant of permission:

CLA1 - Contaminated Land Site Investigation, Detailed Risk Assessment and Remediation Strategy.

CLA2 - Contaminated Land implementation of Remediation Strategy and Site Verification Report.

Reason - This is to secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to the National Planning Policy Framework.

All parties involved with waste and soil movement at the site should be aware that materials illegally deposited or deposited at inappropriate sites may be subject to relevant landfill taxes, payable by all parties. Only robust due diligence is a defence against joint liability. Illegal deposits can include moving waste soil material on sites, or between sites, without the appropriate permits, exemptions or duty of care.

Please Note: The Environment Section has used all reasonable endeavours to determine the risk from contaminated land and ground gas based upon the information available to it. However, the comments made above should not be taken to imply that the land is safe or otherwise suitable for this or any other development. The ultimate responsibility for safe implementation of the development scheme resides entirely with the landowner and/or Planning Applicant.

Please do not hesitate to contact me if you require any clarification of the above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sally Shaw', written in a cursive style.

Sally Shaw
Environmental Protection Officer

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